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NOTIFICATIONS BY GOVERNMENT

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY)**

APCRDA- CONFIRMATION OF DRAFT VARIATION OF NIDAMANURU ZONAL DEVELOPMENT PLAN- VELPURU VILLAGE, KANKIPADU MANDAL, KRISHNA DISTRICT NOTIFIED VIDE ANDHRA PRADESH GAZETTE EXTRAORDINARY NO.3364, AMARAVATI, DT. 23/12/2023 (G-3556)

FILE.NO: MAU61-PLG00TH/16/2023: Nidamanuru Zonal Development Plan was approved and notified vide G.O.Ms No. 244 Dt: 27/04/2000. The request for Change of land use from Industrial Land Use to Residential Use in R.S. nos.161/1A, 1B, 2A,2B; 162/1A, 1B, 2; 165/1A,1B,1C, 1D,1E, 2,3,4; 166/2,3A,3B,4(P),5B,5C,6; 171/5p, 172/3A,3B,4A,4B; 173/1,2A,3A,4A; 174/1,2,3p,6,7p,8p,9A(P),10A of Velpuru village, Kankipadu Mandal, Krishna District to an extent Ac. 44.14 cents (net site area) was approved by Executive Committee of APCRDA on 18/12/2023 vide resolution no.200/2023-4.

After approval of the above said change of land use, draft variation was notified by Govt. of Andhra Pradesh and published in Andhra Pradesh gazette extraordinary no. 3364, Amaravati, Dt. 23/12/2023 (G-3556) and also in Andhra Prabha Telugu daily news paper & Deccan Chronicle English daily news paper on 23.12.2023 and the objections received by APCRDA within fifteen days from the date of publication in AP Gazette i.e.,06/01/2024. No Objections/ Suggestions were received during the above said period and the matter was put up before Executive Committee of APCRDA on 23/01/2024 for approval of said change of land use and the same was approved by the Executive Committee vide resolution no. 203/2024-4.

Hence, notice is hereby given that modifications made to the Nidamanuru Zonal Development Plan was approved and notified vide G.O.Ms No. 244 Dt: 27/04/2000 as said above are notified under section 41(4) of APCRDA Act, 2014. The modifications shall come into operation from the date of publication of this gazette notification and as appended.

APPENDIX

NOTIFICATION

In exercise of the powers conferred by sections 41(4), 17(2) of APCRDA Act, 2014 (Andhra Pradesh Act No.11 of 2014) and G.O.Ms No.95 MA & UD (CRDA-2), Dt.23/4/2016 the APCRDA, hereby makes the following variation to the Nidamanuru Zonal Development Plan was approved and notified vide G.O.Ms No. 244 Dt: 27/04/2000 and as required under section 41(3) of the said Act, Draft variation was previously published in Extraordinary issue of Andhra Pradesh Gazette No. 3364, Amaravati, Dt. 23/12/2023 (G-3556).

VARIATION

The site measuring to an extent of Ac. 44.14 cents (net site area) falls in R.S. no. 161/1A, 1B, 2A,2B; 162/1A, 1B, 2; 165/1A,1B,1C, 1D,1E, 2,3,4; 166/2,3A,3B,4(P),5B,5C,6; 171/5p, 172/3A,3B,4A,4B; 173/1,2A,3A,4A; 174/1,2,3p,6,7p,8p,9A(P),10A of Velpuru village, Kankipadu Mandal, Krishna District with the following schedule of boundaries, which was earmarked for Industrial Land Use in the Nidamanuru Zonal Development Plan sanctioned vide G.O.Ms No. 244 Dt: 27/04/2000 is now proposed to be designated for Residential Use. Further details of the proposed change are available in the office of APCRDA, Lenin Centre, Vijayawada and also available in APCRDA web site www.crda.ap.gov.in subject to the following conditions:

1. The owners /applicants shall be responsible for any damage claimed by anyone on account of change of land use proposed.
2. The change of land use shall not be used as the proof of any title of the land.
3. The applicant should obtain the development permission from the competent authority duly paying the required fee and charges.
4. The Road affected portion shall be handed over to competent authority on free of Cost through registered gift deed as and when required.
5. Compliance of building/layout rules at the time of development permission.
6. NOC from Railway Authorities or Buffer zone may be proposed for the distance of 30m from the railway property boundary.

7. Buffer of 9m to be maintained along the entire site boundary as the surrounding land use is industrial as per ZDP.
8. Competent authority shall ensure that the provisions mentioned in the Andhra Pradesh Agriculture Land (Conversion for Non-Agricultural Purpose) Act-2006 is adhered to.
9. Any other conditions as may be imposed by The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.

SCHEDULE OF BOUNDARIES

The schedule for the site under reference in R S. Nos. 161/1A, 1B, 2A,2B; 162/1A, 1B, 2; 165/1A,1B,1C, 1D,1E, 2,3,4; 166/2(P),3A,3B,4(P),5B,5C,6; 171/5p, 172/3A,3B,4A,4B; 173/1,2A,3A,4A; 174/1,2,3p,6,7p,8p,9A(P),10A of Velpuru village, Kankipadu Mandal, Krishna District for an extent of net site area of Ac. 44.14 cents is given below:

The schedule of boundaries for the site u/r is:

North: Agricultural lands in R.S.No 11p, 166p, 160p, 172p,166/5A of velpuru village

South: Proposed road of 60ft as per ZDP in R.S.No. 174p,173p, of velpuru village

East: Agricultural lands in R.S.No.160p, 163p, 164p of velpuru village

West: Agricultural lands in R.S.No.167p, 166p, 171p,172p, 174p of velpuru village and abutting to existing donka BT road.

Sd/-
Commissioner,
APCRDA.